



Village of Greenwich

6 Academy St.
Greenwich NY 12834

Narrative Information Sheet

1. Applicant Identification

Village of Greenwich
6 Academy Street
Greenwich, New York 12834

2. Funding Requested

- a. Assessment Grant Type: Site-specific Assessment
- b. Federal Funds Requested:
 - i. \$200,000
 - ii. The Village of Greenwich is not requesting a Site-specific Assessment Grant waiver of the \$200,000 limit.
- c. Contamination: Hazardous Substances (\$200,000)

3. Location

The Village of Greenwich, Washington County, New York

4. Property Information for Site-Specific Proposals

Former Dunbarton Mill Site
52 John Street
Greenwich, New York 12834

5. Contacts

- a. Project Director:
Pamela Fuller, Mayor
Village of Greenwich
6 Academy Street
Greenwich, New York 12834
Tel: (518) 692-2755
Email:
- b. Chief Executive Officer:
Pamela Fuller, Mayor
Village of Greenwich
6 Academy Street

Phone: (518) 692-2755

Fax: (518) 692-8657

Greenwich, New York 12834
Tel: (518) 692-2755
Email:

6. Population

Village of Greenwich U.S. Census Population Estimate (2015): 1,885

7. Other Factors Checklist

<u>a. Other Factors:</u>	<u>Page #</u>
Community population is 10,000 or less	1
The priority site(s) is adjacent to a body of water	1
The priority site(s) is in a federally designated flood plain	1

8. Letter from the State or Tribal Environmental Authority

Please refer to the attached acknowledgement letter from the New York State Department of Environmental Conservation (NYSDEC).

Phone: (518) 692-2755
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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management
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January 11, 2019

Honorable Pam Fuller, Mayor
Village of Greenwich
6 Academy Street
Greenwich, NY 12834

Dear Mayor Fuller:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from the Village of Greenwich's consultant, Barton & Loguidice, dated January 4, 2019, for a state acknowledgement letter for a Federal Year 2019 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that the Village of Greenwich plans to submit a Brownfield Site-Specific Assessment Grant application in the amount of \$200,000. Funding will be utilized to perform a Phase II Environmental Site Assessment at the former Dunbarton Mill site located at 52 John Street, and to conduct associated cleanup planning and community involvement activities.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Theodore Bennett
Director
Bureau of Program Management

cc: T. Wesley, USEPA Region 2
E. Obrecht, DEC Albany
R. Huyck, DEC Region 5
S. LeFevre, Barton & Loguidice



Department of
Environmental
Conservation

Section 1 – Project Area Description & Plans for Revitalization**1.a.i Background & Description of the Target Area (5 pts)**

The Village of Greenwich (population 1,885 residents; 1.5 sq. mi.), is located in Washington County (Census Tract 890), 18 miles east of the tourist destination of Saratoga Springs, NY and is ripe to be renewed as its own scenic tourism destination. Due to its small size and the former Dunbarton Mill site's important location on the Batten Kill shoreline and close to Main Street, the entire Village constitutes the target area for this proposal. The target area includes daycares, Greenwich Central School District Campus, senior housing, physicians' offices, the local YMCA branch, and shopping and dining venues on Main Street.

Local businesses once thrived during Greenwich's industrial past when employment was plentiful from several paper and textile mills powered by the Batten Kill which runs through heart of the Village. While many in the area worked in agriculture, the Village of Greenwich was where goods came to market and raw materials were refined into finished paper and textile products. The original mills along the river were supplemented by the arrival of the Greenwich and Johnsonville Railroad (today, the Batten Kill Railroad) which ran along the banks of the Batten Kill to provide the mills with rail sidings. Mill operations continue downstream at the Hollingsworth & Vose and SCA Tissue sites, but others have long since ceased operations including Georgia Pacific, Stevens & Thompson, and the former Dunbarton Mill which is the subject of this site-specific assessment proposal. Employment numbers in the remaining mills have steadily declined, leading residents of the Village of Greenwich to seek alternative, often lower-paying jobs or employment requiring long commutes. This has dampened household disposable income and consumer demand for goods and services.

The former Dunbarton Mill site, "the Site" – which consists of 9 acres and is strategically located near the Village's Main Street – historically served as one of the few locations by which Village residents could access the meandering, picturesque Batten Kill. However, the abandoned and vacant property is currently in a state of disrepair and contains many health and safety hazards that make it unsafe to access. Consequently, Village residents no longer have a location within Village limits by which to safely access the Batten Kill. However, those that do illegally trespass onto the Site are exposing themselves to contaminated soil and other hazardous materials, as documented by previous site investigations. The Site continues to cause adverse effects on public health, perception, and investment that have augmented negative local employment trends. The Village has commenced an eminent domain action to acquire the property but cannot take title until the environmental assessment of the property is completed.

1.a.ii Description of the Priority Brownfield Sites (10 pts)

The former Dunbarton Mill site was originally used as a linen thread manufacturer in the late 19th century, and at one time employed as many as 200 people. However, the occurrence of two fires, one in the 1980s and one in 2002, left the on-site buildings in a state of disrepair, and the property is currently unusable due to the presence of soil and groundwater contamination.

The property is located at John St. Ext. and Corliss Ave., Greenwich, New York, and has been abandoned since 2002 with several structures in deteriorating and unsafe conditions. The owner of record is Mark Four, Inc. The property lies between the Batten Kill Railroad line and the Batten Kill, but it is also adjacent to a residential neighborhood. The Site is within the FEMA 100-yr. floodplain, and on-site contamination and continued deterioration puts the water quality in the Batten Kill in jeopardy.

At the request of the EPA Region 2 Office, CDM Smith conducted a Targeted Brownfield Assessment (TBA) at the site in 2016. According to the CDM Smith Report, "The

subject property contained seven buildings (all constructed at various times during the mill's operation), consisting of a main processing building and six out-buildings, which included an office building, a powerhouse, three warehouses, and a garage. The EPA conducted a Removal Action in October 2002 to remove all of the hazardous waste. The main building on the northern portion has been demolished, leaving several debris piles of various materials and the concrete slab. The east and western portion of the subject property are heavily wooded. The central portion of the subject property is made up of several dilapidated buildings, debris piles, weeds and first-generation growth." The CDM Smith Report concluded that further assessment of environmental conditions was necessary. Based on their findings, CDM Smith identified the following four areas of concern (AOC) that warrant further investigation:

Hillside View/Hilltop Corridor (AOC-1): The hilltop view area is a raised flat bluff overlooking the Batten Kill River that has a 1-story steel frame building, in addition to a few asphalt and concrete pads that was once the location of a building that was destroyed by a fire.

Industrial/Northwest Meadow (AOC-2): Various structures exist within the meadow area including a wooden pole barn, a 2-story brick office and industrial buildings.

Hydro Raceway (AOC-3): The hydro raceway, believed to have been part of a power generation system/cooling water for the property, was once connected to the Batten Kill River. In June of 2016 significant debris was observed by CDM Smith within the hydro raceway.

Mill Works (AOC-4): This area is located to the south along the river's edge and close to the 200-year old dam. This area contains one large industrial building constructed of both cement block and wood framing. Debris piles currently cover a majority of the concrete pads. Heavy metals, particularly lead, semi-volatile organic compounds, PCBs, and asbestos were the primary contaminants of concern identified in the Phase II investigation performed on the Site in the surface soil, and emerging contaminants from two on-site fires may also be present.

1.b.i Redevelopment Strategy (5 pts)

On January 15, 2019, the Village held a Community Vision Charrette focused on the Dunbarton Mill site. The Village and about 20 attendees engaged in a visioning discussion about the immediate public health concerns and future scenic access and development opportunities at the Site. Feedback drew upon the 2010 Village of Greenwich Vision Plan process, during which residents recognized the Dunbarton Mill site as an underutilized "sacred place" due to its industrial and pre-industrial history and natural setting. Participants at the Charrette urged redevelopment efforts at the site to contribute to the Village's access to the Batten Kill as well as the local economy. The proposed development scenario verbalized by attendees during the event was consistent with the Village Board's vision for the Site. Due to points of access and terrain gradient difference between an approximately 4-acre upper tier portion of the site and an approximately 5-acre lower tier closer to the river, site redevelopment is envisioned to take the form of two different tiers. The upper tier is located on the northeastern quadrant of the site adjacent to the Batten Kill Railroad line. This portion is located outside the floodplain and adjacent to the street entrances to the property from Washington Street, Bleeker Street, John Street, and Corliss Ave. There is a visual connection between this portion of the property and Main Street. The stunning views of the Batten Kill Valley offer the opportunity to draw visitors down from the Main Street business corridor. It is envisioned that the upper tier would be most appropriate to host a destination-type private sector facility that would not be appropriate for the lower tier due to access and floodplain concerns. Among the desirable reuse options include a museum, hotel, restaurant, brewery, or any combination thereof. Another possible scenario would be to incorporate a physical rehabilitation center or assisted-living facility as appropriate

for the scenic setting. This arrangement may take the form of a public-private partnership, though details will be explored following further environmental Site assessment. In addition to the proposed facility, public access improvements will be accounted for including accommodations for vehicular and pedestrian access from the street network, parking, railroad crossings, and access to the lower tier.

The lower tier wraps around the upper tier from the southeast to northwest, and accounts for about 5-acres of the 9-acre Site. A steep gradient separates the two tiers, which will require a new access road. Elements to consider on the lower tier include the 100-year floodplain, access to the Batten Kill, scenic views, wetlands, the hydro-power sluiceway, and the nearby hydro-power dam. It is envisioned that the lower tier would be more appropriate in addressing the public's need for access to the river and possible small-scale commercial or civic reuse of one or two of the historic mill buildings located on this lower tier. One of these is a large structure that would be an ideal pavilion while the other is the small office building for the administration of the mills. The vision is to explore creating a museum to the mills that operated on this site and also along the Batten Kill.

Trails, fishing piers, kayak/canoe access, wetland establishment and other stormwater management treatments will offer such amenities to local residents and visitors along the state recognized trout stream. Stormwater management practices will help ensure continued water quality in the Batten Kill. These amenities and the natural environment offer further opportunities for small scale ecological and cultural kiosks, and other interpretive elements that may also incorporate the Site's industrial heritage.

Finally, the local approval processes required for the reuse of the Site will be simplified by a re-zoning of the Site to accommodate uses described in this strategy as a waterfront district. The ultimate plan is to complete the site assessment investigations, develop a future use cleanup plan, all the while engaging the development community in possible partnerships to achieve this two-tiered, private sector-public access development scenario.

1.b.ii Outcomes and Benefits of Redevelopment Strategy (4 pts)

The outcome and benefits of a redevelopment strategy for this Site is to reverse the currently negative effects of this brownfield on Greenwich by providing new employment, living and recreational opportunities for the local population and create a brownfield success model that other abandoned manufacturing facility sites (many of which are local) can follow. While unemployment in the Village is relatively low, median household income stands at \$46,146 compared to \$51,143 in the County, and \$59,269 across NYS. This figure is the result of "underemployment" in Greenwich due to prevalence of low paying jobs.

However, the Village of Greenwich, unlike some other brownfield-devastated communities, is uniquely positioned to rebound from economic decline to revitalization through the clean-up of the Dunbarton Mill site. The Village is blessed with scenic river valley landscapes, charming architecture, and a location adjacent to booming Saratoga Springs. This Site negatively impacts the business community along the nearby Main Street business district. Once redeveloped, the Site will spur investment based on its unique strategic location, enabling connection between the Main Street corridor and Batten Kill access. By completing a site-specific environmental assessment and subsequent cleanup activities, this prime location on the Batten Kill waterfront will be accessible once again to Village residents and the public. Nearby Village residents will experience improved property values and quality of life features with the ability to utilize recreational and scenic assets of the River finally realized. Further, the unlocked Batten Kill access will serve as a draw for further commercial investment – such as dining,

boutique lodging, and retail and service firms in support of recreation tourism and/or the senior living or rehabilitation facility – as the Village of Greenwich realizes its potential as a scenic and quaint destination for families, businesses, and visitors.

1.c.i Resources Needed for Site Reuse (4 pts)

With the use of the \$200,000 Brownfields Assessment grant, the Village will be able to fully define the nature and extent of contamination at the Site and develop a cleanup plan. Once the site cleanup costs have been determined, the Village will attempt to partner with a private developer and enter the site into the NYSDEC Brownfield Cleanup Program (BCP) which provides tax incentives for the successful cleanup and redevelopment of Brownfield sites. Several local developers have expressed serious interest in the property if and when the environmental investigation is completed and remedial costs can be quantified and factored into financing programs like the BCP tax credit program. In addition, the Village is eligible for funding from both public and private sector sources, including the local development agency, the NYS Department of State (NYSDOS) Local Waterfront Revitalization Program, the NYSDOS Brownfield Opportunity Area (BOA) Program, and the Empire State Development (ESD) Grant Program. Further, since the Village intends to rehabilitate two historic structures on the Site, the project would also be eligible for historic preservation tax credits certified by the NYS Office of Parks, Recreation, and Historic Preservation.

The rehabilitation and redevelopment of the Dunbarton Mill site is similar to other projects funded through NYS BOA program. In 2011, New Partners for Community Revitalization, Inc. analyzed the anticipated impact of returning brownfield properties back to productive use through its analysis of the NYS BOA program. Their report concluded that the average BOA implementation project would contribute 200-335 new jobs and leverage \$13 million in additional investment for every \$1 million invested into a brownfield site. Their study also identified a 5-15 percent increase in property values within $\frac{3}{4}$ mile from redeveloped brownfield sites, and indicated a 10-35 percent savings on infrastructure associated with brownfield sites, as compared to development costs on greenfield sites. Therefore, the redevelopment of the Dunbarton Mill site will produce positive results in line with this report.

1.c.ii Use of Existing Infrastructure (2 pts)

The Site already has access to municipal water and roadway infrastructure as well as privately provided electrical and telecommunications infrastructure from networks that approach the Site. While new infrastructure extensions may be required during development, additional municipal infrastructure needs for reuse are not expected at this time. As previously mentioned, the project calls for reuse of one or two of the historic mill structures remaining on the Site after structural and historical assessments have been conducted.

Section 2 Community Need & Community Engagement

2.a.i The Community's Need for Funding (3 pts)

The Village of Greenwich has a limited tax base to fund environmental assessment efforts due to its small population (approx. 1,900) and low median household income (\$46,000). All municipal revenue is required to provide basic services without funding available for an expensive investigation effort, as critical as its redevelopment may be to the Village. As a result, grant funding under this program is critical. Recently, the Village was placed under a Consent Order by NYS Dept. of Health to drill new wells and replace water mains. Responding to this water quality and health issue is already putting a huge financial strain on a community with limited resources. While the Village has recently received a \$3 million water infrastructure grant,

it will still need to borrow over \$3 million to complete the project. Therefore, the community does not have the resources to finance this site investigation.

2.a.ii Threats to Sensitive Populations (9 pts)

(1) Health or Welfare (3 pts)

The presence of the Site creates public health, welfare, and environmental quality impacts in Greenwich, especially among sensitive populations such as children and teens who walk through and past the property on a daily basis and bear the risk of exposure to hazardous substances. Therefore, the Site is causing both real and perceived negative environmental and public health concerns for the community's most vulnerable population – its children - who are growing up in a more contaminated environment than the average child. This grant will determine the composition and impacts of the contaminants on-site to facilitate the identification of such threats. It will also determine the extent of clean-up required, expediting the process toward the proposed redevelopment scenario from Section 1.b.i of this proposal. Removal of contaminants and unsafe structures will reduce exposure to disability-causing and dangerous site conditions, while improving the attractiveness of the neighborhood and Village as a whole.

The Village lags behind Town, County, and NYS trends across a spectrum of public health and societal well-being indicators. Surface soil contamination and dangerous building materials have resulted in a high disability rate for children in the Village (6.2%); higher than the Town (4.5%), County (5.3%), and State (3.8%). The threat to sensitive populations (notably young children) is exacerbated by the older housing stock in which they reside, which is also full of lead paint and asbestos. The vacancy rate is exceptionally high in the Village (13.4%) despite lower housing prices than in the Town, County, and State.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions (3 pts)

While there is limited data to quantify health and welfare impacts specifically in the Village of Greenwich, the public health ramifications of the prevalence of brownfields are reflected county-wide. Washington County has a higher diabetes mortality rate (35.4) compared to the State (19.6) and Nation (24). The County's respiratory mortality rate of 69.3 is higher than that of the State (35.1) and Nation (46.1). The percentage of overweight children in Washington County (37.6%) exceeds that of the State (33.8%) and the Nation (31.8%). The incidence rate of cancer is higher in Washington County (611.2) than that of the State (554.6) and the Nation (500.6). These high rates can be attributed to small local populations clustering in factory-centric villages where the major employers were often firms that used dangerous chemicals, metals, oils, and processes that not only affected personnel but nearby neighborhoods. By paving the way for the proposed redevelopment scenario and removing hazardous contaminants and building materials, the grant will reduce exposure to the causes of adverse health conditions. It will also increase accessibility to recreation and promote active, healthy lifestyles, with the potential to help reduce obesity, high cholesterol, and high blood pressure issues.

(3) Economically Impoverished/Disproportionately Impacted Populations (3 pts)

The demise of the paper and textile industries and their blue-collar workforce employment totals has decimated Greenwich's labor market. Residents who have remained in the Village with property ownership stakes or who have relocated there for housing affordability have had to seek alternative, often lower-paying jobs or employment requiring long commutes. This has resulted in decreased disposable income for local households and lower consumer demand. To exacerbate employment losses at the local paper and textile mills, the Village was subjected to the closures of two other major local employers in December 2018: Kmart Department Store (50 jobs) and Cutie Pharma-Care, Inc. (45 jobs). These closures will have

additional negative effects on unemployment and the local economy overall. Employment in the Village is concentrated in low wage positions as indicated by a very low median household income (\$46,146) compared to \$51,143 in the County, and \$59,269 across NYS. In the vicinity of the Site, housing prices are 17%, 20%, 12%, and a staggering 55% lower than in the Village (as a whole), Town, County, and State, respectively, according to estimates from Zillow.com. Public health and safety will directly improve as a result of the Site investigation, which should lead to remediation and progress toward the proposed redevelopment scenario in Section 1.b.i of this proposal. By creating new jobs in Greenwich, the local incomes will be expected to rise and health indicators expected to improve as transportation costs and long commutes decline. Also, residents and business owners will be encouraged to improve their properties, thus raising home values and housing conditions as residents seek jobs and homes close to the redeveloped site.

2.b.i Community Involvement (5 pts)

The Village of Greenwich has developed strong partnerships with the community's several local organizations to provide assistance during the assessment:

Partner Name	Point of Contact	Specific role in the project
Greenwich Chamber of Commerce	Andrew Kelly, ack@ksrpllc.com	Assist with direct business recruitment related to the Site redevelopment.
Glens Falls Hospital	Tracy Mills, (518)-926-5904	Provide public health information and research on the types of Site contamination
Greenwich Fire Department	Michael White, (518)-692-9002	Assistance in the proper handling and disposal of site contaminants.
Greenwich Free Library	Annie Miller, (518)-692-7157	Provide a meeting place and assist in the dissemination of information to the public.
Greenwich Preservation Group	William Wade – wwade@sterlingglobal.net	Offer potential leveraging opportunities to secure investors for nearby properties.
Batten Kill Conservancy	Lorraine Merghart Ballard, (518)-677-2545	Public access planning and design assistance.
Glens Falls National Bank	Marcy Smith, msmith@arrowbank.com	Provision of redevelopment financing options.
Boy Scouts of America, Troop 27	George Casey; gcasey1@nycap.rr.com	Youth participation in public engagement process
Comfort Food Community	Devin Bulger, (518)-538-3522	Monitoring public health outcomes
Agricultural Stewardship Assoc.	Teri Ptacek, (518)-692-7285	Land conservation planning assistance.

2.b.ii Incorporating Community Input (3 pts)

The Village of Greenwich and its brownfield team sponsored a Community Charrette event on January 15, 2019 to revisit and update the Vision Plan process previously performed in 2010 and solicit the latest information, ideas and planning concepts from the community. The community clearly considers the Dunbarton Mill Site as a high priority. The Village will continue to engage the community and foster partnerships through the EPA Brownfields Assessment project. With the use of grant funds, the Village will prepare a Community Involvement Plan that will employ strategies that have proven effective in reaching a broad cross section of the public, including minority and low-income groups and businesses and residents in the targeted area. The plan will likely include the following elements:

Stakeholder and Small Group Outreach—The Village will conduct personal meetings with key stakeholders, businesses, and community groups to engage them in discussions of cleanup and redevelopment of the property.

Public Forum Events – The Village will hold three community open houses throughout the assessment process. The meetings will be designed to share information on the environmental assessment and solicit feedback on cleanup and redevelopment options.

Web-based Communications – The Village will incorporate use of the web and social media platforms to engage community members. While commenting on platforms such as Facebook, Twitter, and Instagram will be tightly controlled, these arenas can be used as a place for both a formal and informal discussion and information repository for the Site assessment project.

[NOTE: Social media communication has already commenced for the January 2019 Charrette.]

Local Schools – The Greenwich Central School District will be engaged to invite the participation of students, to whom the future of the Village will belong. The Village of Greenwich is a densely-populated, tight-knit community very much united by the school district. Information dissemination through the school will be a high priority.

The Village will provide communication with residents about the EPA grant and the environmental assessment process. The Village will inform the community and the residents about the progress of the project through several means. Monthly Village Board meetings will be used to update the public about the status of the assessment of the Dunbarton Mill site. The Board will also solicit additional input from the public particularly after investigation results are shared in order to further discuss how the results may or may not impact reuse options. The minutes from the meetings, with updates on the project progress, will be available to the public on the Village website and in the local newspaper. As needed, the Village will conduct public meetings to provide information and updates on the project, and to solicit and respond to public comments and opinions on potential processes and plans. Feedback will be documented in summary documents to be placed on the web and considered for incorporation into Village plans.

Section 3 Task Descriptions, Cost Estimates, & Measuring Progress

3.a Description of Tasks and Activities (15 pts)

Project Implementation (10 pts)

Once the EPA cooperative agreement is finalized, the Village will undertake a competitive procurement process in accordance with the provisions of 40 CFR 31.36 for the selection of a qualified environmental professional (QEP) to implement the site-specific Brownfield Assessment program on behalf of the Village. Specifically, a Request for Quotation (RFQ) will be sent out in order to identify and hire a QEP within the first 4 months of the project. The preparation of a Quality Assurance Project Plan, Sampling and Analysis Plan, and Health and Safety Plan will be completed within the first 7 months. The performance of the Supplemental Phase II Site Investigation will occur between months 8-12. The development of a site cleanup and reuse development plan will occur during months 13-18 of the project.

Task/Activity Lead (5 pts)

The Village of Greenwich plans to complete the following tasks within the proposed budget:

Task 1 – Programmatic Activities: The Village has budgeted \$3,500 of the requested funding for the completion of Programmatic activities associated with EPA quarterly and annual reporting, including ACRES reporting, travel to the National EPA Brownfield conference and semi-annual EPA Brownfields Grantee Roundtable sessions in Albany, NY, and preparation of payment requests and documentation in accordance with federal requirements and regulations.

Task 2 – Community Outreach: The Village has budgeted \$2,500 of the requested funding for contractual expenses related to community outreach, education and citizen participation. The environmental consulting firm selected by the Village for this project will attend community meetings to provide updates on the performance of Site assessment activities. They will assist the Village with issuing public notices and newspaper articles to keep the local community informed of the environmental assessment activities and results. Part of the community outreach work will include announcements on the Village website to keep residents and businesses informed, particularly those owners who adjoin the Site.

Task 3—Environmental Site Assessment: Via the services of a qualified environmental consulting firm, the Village will conduct a Supplemental Phase II subsurface investigation at a cost of \$181,500. The purpose of this supplemental field investigation is to address the data gaps identified by CDM Smith as presented in their June 2016 Phase II Environmental Site Assessment (ESA) Report. The supplemental field investigation activities will include:

Preparation of a Quality Assurance Project Plan (QAPP) /Sampling and Analysis Plan (SAP) and Health and Safety Plan (\$7,500): To be used by project staff during the field investigation.

Geophysical Survey (\$24,500): A ground-penetrating radar (GPR) survey will be performed to determine if underground storage tanks (USTs) or buried metallic objects are present at the site.

Hazardous Materials Inventory/Characterization (\$19,500): As recommended by CDM Smith, an inventory of existing waste piles, materials, and equipment will be performed, and chemical characterization of drums and/or containers with unknown contents will be performed.

Hydro Raceway Sediment and Surface Water Sampling (\$14,500): Sediment and surface water samples will be collected from the hydro raceway to determine if the raceway has been impacted.

Soil Borings (\$37,500): An estimated 20 soil borings will be performed in AOC-1, AOC-2, and AOC-4 to further define the magnitude and extent of contamination in these areas.

Groundwater/Monitoring Wells (Included in Soil Boring costs): An estimated 10 ground water monitoring wells will be installed for the collection of representative groundwater samples.

Monitoring Well Survey (\$7,200): The location of the monitoring wells will be field surveyed and water level readings collected to construct a groundwater contour map.

Laboratory Analysis (\$24,000): A total of 64 sediment, soil, groundwater, surface water, and waste pile samples will be analyzed for VOCs, SVOCs, Metals, and PCBs.

Preparation of a Final Report (\$7,500): The Final Report will describe the completed field investigation activities and include soil boring logs analytical laboratory results, data evaluation, and recommendations for any additional investigation, if deemed necessary.

Other Costs: Field Inspection and Reporting (\$24,000); Disposal of Investigation – Derived Waste (\$4,300), Equipment Rental (\$1,900) and Contingency (\$9,100).

Task 4—Site Cleanup Plan: \$12,500 is budgeted for the preparation of an Analysis of Brownfield Clean-up Alternatives (ABCA) and Site Cleanup Plan. The Site Cleanup Plan will include an analysis of remedial alternatives, selection of a recommended cleanup option, and preparation of feasibility plans for suitable land and building uses, such as commercial, light industrial, retail, public recreation facilities or parks. Feasibility plans will also include the analysis of infrastructure that may be required for the various reuse scenarios.

3.b. Cost Estimate and Outputs (15 pts)

Cost Estimate (10 pts)

91% of the Site-Specific EPA Brownfields Assessment Grant funding will be used for the performance of actual site assessment activities at the Site. None of the EPA Brownfield Assessment Grant funds will be spent on Village personnel salaries or fringe benefits.

Proposed Budget Table						
Budget Categories		Task 1	Task 2	Task 3	Task 4	Total
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$1,500	\$0	\$0	\$0	\$1,500
	Equipment	\$0	\$0	\$0	\$0	\$0
	Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$2,000	\$2,500	\$181,500	\$12,500	\$198,500
	Other	\$0	\$0	\$0	\$0	\$0
Total Direct Costs		\$3,500	\$2,500	\$181,500	\$12,500	\$200,000
Total Indirect Costs		\$0	\$0	\$0	\$0	\$0
Total Budget		\$3,500	\$2,500	\$181,500	\$12,500	\$200,000

Outputs (5 pts)

Tracking and measuring the progress of outputs and task completion will be done on a quarterly basis through the issuance of quarterly reports to the EPA via ACRES, as well as by the successful completion of the Supplemental Phase 2 ESA Report, ABCA, and Site Cleanup Plan. The cleanup and redevelopment of the Dunbarton Mill site as a recreational, commercial, and non-profit/civic site supports the Village's Vision Plan, reinforced by the Community Vision Charrette recently held in January 2019. As such, fulfillment of these goals will form the anticipated outcomes of this proposal.

3.c Measuring Environmental Results (5 pts)

Pursuant to EPA Order 5700.7, "Environmental Results under EPA Assistance Agreements," the Village will be responsible for tracking the short- and long-term outputs and outcomes of this EPA Brownfields Site-Specific Assessment Grant project. The expected outcomes associated with the Site-Specific Assessment Grant include the remediation and redevelopment of the former Dunbarton Mill site. In addition to the previously listed outputs, anticipated outcomes include the creation of 50 jobs, leveraged funding of \$5 million (including cleanup and redevelopment phases from private and public sources), five (5) acres of land made ready for economic reuse, four (4) acres of greenspace created (including public access to the Batten Kill), and minimized exposure to hazardous substances for 35 residential properties and their inhabitants. Outcomes will be measured over the long term throughout Site cleanup and redevelopment via remediation certificates of completion, employment reporting, acreage of conservation easements, improved health statistics (at County or local levels), and improved property values for the 35 neighboring properties.

Section 4 Programmatic Capability & Past Performance

4.a Programmatic Capability

4.a.i Organizational Structure (5 pts)

There is a very small village staff consisting of a Clerk and a Treasurer. The Village Board consists of the Mayor and four Village Trustees. If awarded this EPA Brownfields Site-Specific Assessment grant, the Village will engage the services of a QEP to oversee the completion of the programmatic and financial requirements of the grant. The following Village

staff will participate on this project: Jane Dowling, Village Clerk, will serve as the liaison between the Village and the selected environmental consulting firm. Karen Prime, Village Treasurer, will process any EPA grant-related financial transactions and the requisite EPA grant reporting. She will administer any funds coming in to the Village related to the EPA grant, and she will issue payments where needed. She will produce financial reports and audit records.

4.a.ii Acquiring Additional Resources (4 pts)

As the Village of Greenwich is a small village with limited resources, the Village often engages third-party organizations to administer grants. The Village intends to take the same course of action if this proposal is awarded. In 2014, the Village was awarded a Home Improvement Program Grant from the New York State Homes and Community Renewal program for \$330,000. The Village Treasurer applied for reimbursement for the incremental \$27,500 awards for each of 12 grant recipients until the full \$330,000 was awarded, and kept records according to the grant requirements.

4.b Past Performance and Accomplishments

4.b.i.i. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (6 points)

(1) Purpose and Accomplishments (3 points)

The Home Improvement Program grant was successfully implemented and facilitated work on 12 buildings within the Village, for the total \$330,000 grant awarded. Grant requirements were met, the funds were properly spent, 12 buildings were improved and the grant was concluded by March 2016. In 2015 and 2016, the Village was awarded a NY Main Street Anchor grant of \$500,000 and an Empire State Development (ESD) grant of \$300,000 to revitalize and redevelop two anchor properties in the downtown. The most significant of the two is an iconic restaurant that formerly attracted people from all over the Capital-Saratoga Region and the surrounding area to the Village. The Village has been successfully administering both of these grants with the assistance of Sharon Reynolds, of Homefront Development Corporation in Hudson Falls, NY. Both the restaurant anchor structure and its companion multi-story, mixed-use structure are currently in construction phase and are expected to be by the end of 2019. Finally, the Village also is managing a very large \$3 million water infrastructure grant from NYS Environmental Facilities Corporation.

(2) Compliance with Grant Requirements (3 pts)

The Village of Greenwich has been awarded and administered many grants from federal, state and local agencies over the years and has been successful at building partnerships with the local and regional economic development agencies, businesses, and non-profits to ensure successful completion and positives outcomes to projects it undertakes. Due to the limited Village resources, most grant proposals include the procurement of a professional consultant to provide design and lead testing services, procurement of contractor services for construction, and outreach. The Village has met all grant reporting, administration, and financial requirements to date and has effectively worked with consultants to meet grant requirements.

Regarding the 2014 housing improvement grant, requirements were met and funds were spent on time, concluding by the end of 2016. The 2015 and 2016 redevelopment grants are ongoing administration activities and have proceeded in concert with the funding agencies (ESD and NYSDOS) as the project moves into design and development phases. As noted above, the Village team, while small, has been awarded a number of grants larger in size than the EPA grant being requested and has administered these grants successfully.

Attachment A

Threshold Criteria for Assessment Grants

III.B.1 Applicant Eligibility

The Village of Greenwich is an eligible entity. It is a unit of local government as defined under 40 CFR Part 31.

III.B.2 Community Involvement

The Village of Greenwich will work closely with the New York State Department of Environmental Conservation (NYSDEC), the Washington County Department of Health, community groups, and other stakeholders to ensure that the public is well informed throughout the proposed project and beyond. The Village of Greenwich is committed to posting project status updates and public meeting information on their website and issuing periodic newsletters throughout the duration of the project. The periodic newsletters will be prepared in both English and Spanish. The Village of Greenwich is also committed to keeping the stakeholders that provided letters of commitment informed of public meetings and the issuance of status reports so that the stakeholders are able to keep their constituents informed of the project progress and status.

III.B.3 Expenditure of Assessment Grant Funds

The Village of Greenwich does not have an active EPA Brownfields Assessment Grant.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only

III.C.1 Basic Site Information

- (a) The site is known as the Former Dunbarton Mill Site (aka Former Skybel Mill Site).
- (b) The site address is 52 John Street, Greenwich, NY, 12834. The tax ID is 237.5-6-5.
- (c) The current owner of the site is MARK FOUR, INC.

III.C.2 Status and History of Contamination at the Site

- (a) The site is contaminated by hazardous substances.
- (b) The former Dunbarton Mill site was originally used as a linen thread manufacturer in the late 19th century, and at one time employed as many as 200 people. However, the occurrence of two fires, one in the 1980's and one in 2002, left the on-site buildings in a state of disrepair, and the property is currently unusable due to the presence of soil and groundwater contamination.
- (c) At the request of the EPA Region 2 Office, CDM Smith conducted a Targeted Brownfield Assessment Phase II ESA at the site in 2016. CDM Smith concluded the following: "Of the three areas of concern (AOC) sampled, all areas had metal concentrations above the Restricted Residential Use Soil Cleanup Objectives (SCOs) and

NYSDEC Ambient Water Quality Standards (AWQS) in soil and groundwater, respectively. Of the metals detected, lead was the only chemical seen in both soil and groundwater at levels exceeding standards. SVOC exceedances in surface soil were also seen in AOC-4.

- (d) Two fires occurred during the subject property's history, one in the 1980s and one in 2002. The two fires destroyed and severely impacted some of the on-site buildings, namely the main processing building and some of the warehouses. Based on the findings of a TBA Phase II ESA, "contamination detected at the subject property is primarily in surface soil and debris piles spanning the subject property. Groundwater has several metal exceedances throughout the subject property, lead was detected in AOC-2. Subsurface soil had little to no detections".

III.C.3 Brownfields Site Definition

- (a) The site is not listed, nor is it proposed for listing on the National Priorities List.
- (b) The site is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
- (c) The site is not subject to the jurisdiction, custody, or control of the U.S. government.

III.C.4 Enforcement or Other Actions

On May 9, 2007, the U.S. District Court (Northern District of New York) issued a tax lien judgement in favor of the United States of America in the amount of \$893,957.26 plus interest until paid in full (USA Civil Action No. 1:06-CV-00957). The judgement was issued against MARK FOUR, INC. in order to recover costs associated with a remediation action that was undertaken at the subject property by the EPA in late 2002 and early 2003.

III.C.5 Sites Requiring a Property-Specific Determination

This site does not require a property-specific determination.

III.C.6 Threshold Criteria Related to CERCLA/Petroleum Liability**III.C.6.(a) Property Ownership Eligibility - Hazardous Substance Sites**

The Village of Greenwich does not own the Former Dunbarton Mill Site. The current owner of the property is MARK FOUR, INC.

III.C.6.(a)(i) Exemptions to CERCLA Liability

The Village of Greenwich does not own the Former Dunbarton Mill Site, therefore the Village is not potentially liable for contamination at the site under CERCLA §107.

III.C.6.(a)(i)(1) Applicant Does Not Own the Site at Time of Proposal Submission

- (a) The Village of Greenwich did not arrange for the disposal of hazardous substances at the site or transport hazardous substances to the site. Furthermore, the Village of Greenwich did not cause or contribute to any releases of hazardous substances at the site.
- (b) The Village of Greenwich does not have a relationship with the current property owner, MARK FOUR, INC., and the current property owner will not have a role in the performance of the site assessment activities.
- (c) The Village of Greenwich filed a petition with the Supreme Court of the State of New York on November 24, 2015 to acquire the property by eminent domain. The public purpose associated with the acquisition of the property is the elimination of a public nuisance pursuant to the Village's legislatively declared public policy in favor of eliminating public nuisances that constitute a hazard to the health, welfare, peace, comfort, safety and/or property of the citizens and property owners of the Village of Greenwich. Furthermore, on February 16, 2016, the State of New York Supreme Court granted the Village of Greenwich a Court Order which states that "pursuant to Eminent Domain Procedure Law sec. 404, the condemnor shall have the right prior to acquisition, to enter upon the property for the purpose of making surveys, test pits, and borings or other investigations."

III.C.7 Waiver of the \$200,000 Limit

The Village of Greenwich is not requesting a waiver of the \$200,000 grant funding amount.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Village of Greenwich, New York

* b. Employer/Taxpayer Identification Number (EIN/TIN):

14-6002217

* c. Organizational DUNS:

0544555710000

d. Address:

* Street1:

6 Academy Street

Street2:

* City:

Greenwich

County/Parish:

* State:

NY: New York

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

12834-1002

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Pamela

Middle Name:

* Last Name:

Fuller

Suffix:

Title:

Mayor

Organizational Affiliation:

* Telephone Number:

(518) 692-2755

Fax Number:

(518) 692-8657

* Email:

mayor@villageofgreenwich.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Site-Specific Assessment of the Former Dunbarton Mill Site, Greenwich, NY

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: